

**Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Development Standards**

Development Application



Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Land Divisions
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Subdivision (PP)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Subdivision (Minor) (MD)
<input checked="" type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Wash Modification (WM)	<input type="checkbox"/> Land Assemblage
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Historic Property (HP)	Other
<input type="checkbox"/> Development Agreement (DA)	Wireless Communication Facilities	<input type="checkbox"/> Annexation/De-annexation (AN)
Exceptions to the Zoning Ordinance	<input type="checkbox"/> Small Wireless Facilities (SW)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Minor Amendment (MN)	<input type="checkbox"/> Type 2 WCF DR Review Minor (SA)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Hardship Exemption (HE)	Signs	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance/Accommodation/Appeal (BA)	<input type="checkbox"/> Master Sign Program (MS)	Other Application Type Not Listed
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Community Sign District (MS)	<input type="checkbox"/> Other: _____

Project Name: Shot Shack

Property's Address: 4417 N. Saddlebag Trail, Scottsdale, AZ 85251

Property's Current Zoning District Designation:

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: Wong Cheung C/ Sing L	Agent/Applicant: David Ross
Company:	Company: Ross Design Group LLC - Architecture
Address: 4417 N Saddlebag Trail, 85251	Address: 4342 N. Civic Center Plaza, Ste 200
Phone: Fax:	Phone: 602-908-7405 Fax: 480-429-0107
E-mail: david@rossdesign.BIZ	E-mail: david@rossdesign.BIZ
Designer:	Engineer:
Company: Ross Design Group	Company:
Address:	Address:
Phone: Fax:	Phone: Fax:
E-mail: david@rossdesign.BIZ	E-mail:

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

• This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications will be reviewed in a format similar to the Enhanced Application Review methodology.



Enhanced Application Review:

I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.



Standard Application Review:

I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Owner Signature

Agent/Applicant Signature

Official Use Only

Submission Date:

Development Application No.:

15-UP-2018
09/28/18

Planning and Development Services

7147 East Indian School Road Suite 105, Scottsdale, Arizona 85251 • www.ScottsdaleAZ.gov

Development Application

Page 1 of 3

Revision Date: 5/10/2018



City of Scottsdale Cash Transmittal

116897

116897
1 01158914
9/28/2018 PLN-1STOP
CRIV HP600G2020
9/28/2018 10:40 AM
\$2,550.00

Received From :

AMERICAN SOUTHWEST TRUST
4400 N DCOTTSDALE RD
SCOTTSDALE, AZ 85251

Bill To :

Reference # 357-PA-2018
Address 4417 N SADDLEBAG TR
Subdivision CAMELBACK PARK PLAZA

Issued Date 9/28/2018
Paid Date 9/28/2018
Payment Type CHECK

Marketing Name Lot Number 12
MCR 086-13 Metes/Bounds No
APN 173-41-128 Gross Lot Area 0
Owner Information NAOS Lot Area 0
TOM BABU Net Lot Area 0
6921 E 5TH ST Number of Units 1
SCOTTSDALE, AZ 85251 Density
480-231-9235

Cost Center
Jurisdiction SCOTTSDALE
Water Zone
Water Type
Sewer Type
Meter Size
QS 17-45

Code	Description	Additional	Qty	Amount	Account Number
3175	USE PERMIT APPLICATION		1	\$2,550.00	100-21300-44221

City of Scottsdale

7447 E. Indian School Rd.

Scottsdale, AZ 85251

(480) 312-2500

One Stop Shop

Date: 9/28/2018 Cashier: CRIV
Office: PLN-1STOP Mach ID: HP600G2020
Tran #: 1 Batch #: 68313

Receipt: 01158914 Date: 9/28/2018 10:40 AM
116897

3175 USE PERMITS \$2,550.00

TENDERED AMOUNTS:

Check Tendered: \$2,440.00
Chk #: 161 AMERICAN SOUTHWEST TRUST

Mastercard Tendered: \$110.00
CC Last 4: 3583 Auth Code: 002808

Transaction Total: \$2,550.00

Thank you for your payment.
Have a nice day!

15-UP-2018
09/28/18


SIGNED BY DAVID ROSS ON 9/28/2018

Total Amount

\$2,550.00

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

3" and larger water meter fees are based on cost recovery. The city will contact the owner of the construction permit if additional funds are due. Payment will be due within 30 days notification.

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 116897



City of Scottsdale Cash Transmittal

116897

116897
1 01158914
9/28/2018 PLN-1STOP
CRIV HP60062020
9/28/2018 10:40 AM
\$2,550.00

Received From :

AMERICAN SOUTHWEST TRUST
4400 N DCOTTSDALE RD
SCOTTSDALE, AZ 85251

Bill To :

Reference # 357-PA-2018
Address 4417 N SADDLEBAG TR
Subdivision CAMELBACK PARK PLAZA
Marketing Name
MCR 086-13
APN 173-41-128
Owner Information
TOM BABU
6921 E 5TH ST
SCOTTSDALE, AZ 85251
480-231-9235

Lot Number 12
Metes/Bounds No
Gross Lot Area 0
NAOS Lot Area 0
Net Lot Area 0
Number of Units 1
Density

Issued Date 9/28/2018
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Payment Type CHECK
Cost Center
Jurisdiction SCOTTSDALE
Water Zone
Water Type
Sewer Type
Meter Size
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TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 116897

Affidavit of Authorization to Act for Property Owner



1. This affidavit concerns the following parcel of land:

- a. Street Address: 4417 N. SADDLEBAG TRAIL SCOTTSDALE AZ 85251
- b. County Tax Assessor's Parcel Number: 173-41-128
- c. General Location: CAMELBACK PARK SUBDIVISION - CAMELBACK/INDIAN SCHOOL
- d. Parcel Size: 2070 SF
- e. Legal Description: LOT #12

(If the land is a platted lot, then write the lot number, subdivision name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)

- 2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.
- 3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest, and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.
- 4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the Director of the Scottsdale Planning & Development Services Department a written statement revoking my authority.
- 5. I will immediately deliver to the Director of the City of Scottsdale Planning & Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.
- 6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.
- 7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land, and may expose me and the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.

Name (printed)

KONG CHEUNG

Date

JULY 3 2018
_____, 20____
_____, 20____
_____, 20____

Signature

Kong Cheung

Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov

15-UP-2018
09/28/18

Owner Certification
Acknowledging Receipt
Of
Notice Of Right To Appeal
Exactions And Dedications

I hereby certify that I am the owner of property located at:

4417 N. SADDLEBAG TRAIL, SCOTTSDALE AZ 85251

(address where development approval, building permits, or city required improvements and dedications are being required)

and hereby certify that I have received a notice that explains my right to appeal all exactions and/or dedications required by the City of Scottsdale as part of my property development on the parcel listed in the above address.



Signature of Property Owner

Date

7-3-2018

15-UP-2018
09/28/18

Request for Site Visits and/or Inspections

Development Application (Case Submittals)



This request concerns all property identified in the development application.

Pre-application No: 357-PA-2018

Project Name: SHOT SHACK

Project Address: 4417 N. SADDLERBAG TRAIL, SCOTTSDALE AZ 85251

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owner's agent: _____

Print Name

TRAD ROSS / ROSS DESIGN GROUP LLC

Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov



Current Planning Services
Long Range Planning Services

NOTICE OF INSPECTION RIGHTS
A.R.S. § 9-833

You have the right to:

- Have the City staff member present a photo ID.
- Have the City staff member state the purpose for the planning inspection and legal authority to conduct it.
- Know the amount of inspection fees if applicable.
- An on-site representative may accompany the City staff member during the inspection except during confidential interviews and may:
 - Receive copies of any documents taken during the inspection.
 - Receive a split of any samples taken during the inspection.
 - Receive copies of any analysis of the samples taken when available.
- Be informed if statements are being recorded.
- Be given notice that any statements may be used in an inspection report.
- Be presented with a copy of your inspection rights.
- Be notified of the due process rights pertaining to an appeal

You are hereby notified and informed of the following:

- The inspection is conducted pursuant to the authority of A.R.S § 9-462.05. and/or Scottsdale Revised Code, Appendix B, Article I. Section 1.203.
- Any statements made by anyone interviewed during this inspection may be included in the inspection report.
- Information on appeal rights related to this inspection is found under Scottsdale Revised Code, Appendix B, Article I. Section 1.801.
- There is no inspection fee associated with this inspection.

I acknowledge I have been informed of my inspection rights. If I decline to sign this form, the inspector(s) may still proceed with the inspection.

If I have any questions, I may contact the City staff member, _____

at the following number _____

Signature: _____ Date: _____

Printed Name: _____

☐ Check box if signature refused

Copy of Bill of Rights left at: _____

Narrative: Shot Shack / Tavern
4417 N. Saddlebag
Scottsdale AZ 85251

The proposed "bar", name to be "Shot Shack" will be located in the entertainment district on Saddlebag Trail. The current location is zoned C-2, however does not have a current liquor license. An AZ Series 6 liquor license has been acquired for purchase. This establishment will be approximately 1144 SF (26' wide x 44' deep). It has three dedicated parking spaces directly in front of the space.

The theme will be focused on gourmet specialty drinks, "sipping tasters" with a large variety of unique beverage menu items along with appetizers. "Sipping tasters" will be approximately 1.5 oz. to 3.5 oz. depending of the type of beverage. The intent is to complement the surrounding establishments as well as providing a new concept for the typical entertainment district patron. Unlike the other establishments located in the Entertainment District, the "Shot Shack" will be centered on the more mature consumers. We feel this will benefit the community by creating a sense of balance and representation of other age groups, where parents of 20-30 year-olds can have fun with their adult children in a comfortable environment. This new concept is designed to complement the surrounding businesses and will add value to the area experience by creating a safe space for a demographic that is currently under-represented.

Bar use is allowed in the current zoning by obtaining a use permit.

An increase in noise, smoke, odors, dust, vibration and illumination is not anticipated, as this project is located in the existing entertainment district and is surrounded by bars and restaurants which receive heavy nightlife traffic.

The new Shot Shack Tavern will be in character and compatible with the existing surroundings. It will not create an unusual volume of traffic.

Shot Shack will be open from 11:00AM until 2:00AM and will not disrupt daytime or evening pedestrian activities in the area.

Parking is adequate in the area; there is a City Parking lot located within 600 feet on Shoeman and Wells Fargo Avenue. This is part of the nightclub district. We will be providing in lieu parking for 2.29 spaces required.

The project Management, Operations and Security plan has been reviewed and approved by Detective John Miller of the Scottsdale Police Department.

Shot Shack will comply with all ordinances regarding noise and light, as there is no patio or outdoor seating.

Parking complies with Article IX.

Tom Babu, the proprietor will run a small establishment catering to overflow traffic from the larger clubs in the district providing a small alternative away from the larger activity.

Please address any email to david@rossdesign.biz, (602) 908-7405.

Thank you,

David Ross
Ross Design Group LLC
Architecture

15-UP-2018
12/11/2018

January 10, 2019

RE: Narrative: Shot Shack / Tavern

4417 N. Saddlebag

Scottsdale AZ 85251

The proposed "bar", name to be "Shot Shack" will be located in the entertainment district on Saddlebag Trail. The current location is zoned C-2, P-2/P-3, however does not have a current liquor license. An AZ Series 6 liquor license has been acquired for purchase, for the proposed use permit. This establishment will be approximately 1144 SF (26' wide x 44' deep). It has three parking spaces directly at the rear of the space and public on street parking in the front.

The theme will be focused on gourmet specialty drinks, "sipping tasters" with a large variety of unique beverage menu items along with appetizers. "Sipping tasters" will be approximately 1.5 oz. to 3.5 oz. depending of the type of beverage. The intent of this business is to complement the surrounding establishments as well as provide a new concept for the typical entertainment district patron. Unlike the other establishments located in the Entertainment District, the "Shot Shack" would be centered on the more mature consumers. We would like to offer the community the benefit and a sense of balance by representing the parents of 20-30 year-olds where they may enjoy a dining and beverage experience with their adult children in a comfortable environment. This new concept is designed to complement the surrounding businesses and will add value to the area experience by creating a safe space for a demographic that is currently under-represented.

CONDITIONAL USE PERMIT CRITERIA (Scottsdale Zoning Ordinance §1.401)

A. The granting of a conditional use permit will not be materially detrimental to the public health, safety or welfare due to:

1. Damage or nuisance arising from noise, smoke odor, dust, vibration or illumination.

The proposed use will not create an undue amount of noise smoke, odor, dust, vibration or illumination within or outside the Shot Shack. The majority of the activity will take place inside the establishment and will not detrimentally affect other businesses in the area.

2. Impact on surrounding areas resulting from an unusual volume or character of traffic.

Traffic access to Shot Shack will be through the current means, which serves the other surrounding restaurants and clubs in the area. Traffic is limited to the surrounding area and the size of the establishment, (1,144 sf) which should not increase traffic in any significant way. *We are required to have 9.54 spaces. 3 parking spaces are located behind the building. P 3 parking credits = 4.71. Thus 1.82 parking spaces are required. We will provide 2 in lieu parking spaces per the city requirement.* Adjacent parking in city lots to the south and west within 600 feet are currently being used for this area by current establishments in the area. Also street parking to the east, located throughout the downtown overlay district. Parking complies with article IX for the district.

B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.

The restaurant/ tavern is compatible with the uses inside and outside the building and is allowed in the current zoning by obtaining a use permit. The new Shot Shack Tavern will be in character and compatible with the existing surroundings, including other bar, restaurants, and entertainment in the area. We are celebrating a Nuevo Cuban theme, in sunset yellows, ochre and burnt orange theme.

BAR USE CRITERIA (Scottsdale Zoning Ordinance §1.403.C)

1. The use shall not disrupt the balance of daytime and nighttime uses.

The proposed use will not disrupt other daytime or nighttime uses within the street. Shot Shack will be open from 11:00AM until 2:00AM and will not disrupt daytime or evening pedestrian activities in the area. The other existing restaurant and bars open at 11:00am and close at 2:00am. The sidewalk out front, along saddlebag trail, allows pedestrians to flow and access all venues in the area.

2. The use shall not disrupt pedestrian-oriented daytime activities.

The proposed use is in line with the existing dining venues. It will not disrupt pedestrian traffic for daytime activities inside or outside the restaurant/ tavern. The existing sidewalk out front allows for proper passageway as it does for all other adjacent uses, located in this downtown overlay district. No adverse impact or displacement of adjacent retail shall occur during the daytime or nighttime business.

3. The site is located within the downtown overlay district.

Parking: Adjacent parking in city lots to the south and west within 600 feet are currently being used for this area by current establishments in the area. Also street parking to the east, located throughout the downtown overlay district. Parking complies with article IX for the district. Current activities in the area allow for local shuttles from adjacent parking areas, along with rideshares like Uber and Lyft.

4. The use is located within 500 feet of a residential district.

The residential area located to the north is separated by Camelback Road. All activities are restricted to the area on the south side of Camelback Road. The use shall not adversely impact the residential areas located north of Camelback Road.

5. An Active management and security plan shall be created, approved, implemented, maintained and enforced for the business. The Project Management, Operations and Security plan has been reviewed and approved by Detective John Miller of the Scottsdale Police Department.

6. The owner will provide a written exterior refuse control plan for approval by the city. Currently adjacent establishments utilize dumpsters along the alleyway directly to the east.

7. The owner shall demonstrate how noise and light generated by the use shall be mitigated.

An increase in noise, smoke, odors, dust, vibration and illumination is not anticipated, as this project is located in the existing entertainment district and is surrounded by bars and restaurants which receive heavy nightlife traffic. All local ordinances will be complied with. The small outdoor seating area in front of the entry will be covered and outside of the pedestrian sidewalk passageway. All light will be downward inside the property and underside of roof with no negative impact to adjacent parcels. Local sign ordinance will be complied with for signage.

After hours establishments must maintain a valid after hours establishment license.

The owner does not intend to operate after hours.

Tom Babu, the proprietor will run a small establishment catering to overflow traffic from the larger clubs in the district providing a small alternative away from the larger activity.

Please address any email to david@rossdesign.biz, (602) 908-7405.

Thank you,

David Ross / Project Manager
Ross Design Group LLC / Architecture
4342 north civic center plaza
Scottsdale, AZ 85251